Bookk. II-87—45,000—8-11-34

1 5 9

(1935) Department.

MS. SERIES.

G.O. No. 1719 - P. H.

DATED 9-7-1935

[Despatch Abstract.]

Town Planning - Mangalore Municipal Council - Block No. 10 Market Ward Town Planning Scheme - Variations called for

E 2

C.F. 30.

DEPARTMENT.

50713

Received ..... 19 *Registered* 19

SECRETARIAT TO GOVERNMENT
14 DEC 1933
LOCAL SELF-GOVERNMENT DEPARTMENT

Subject.

Town Planning - Market Ward Block No. 10 Scheme - Modification - Government reminder dated 1st November 1933.

May be seen with file

10-3-1934.

ENCLOSURES.
No. .....
.....
Spare copies .....

W No. 40/33-34

Station Mangalore *Dated the* 11th December v 1933.

From (Name) M.R.Ry. K. Vittal Shetty, Avl.,

(Designation) Chairman, Municipal Council, Mangalor

To The Secretary to the Government of Madras,

Local Self Government Department.
Fort St. George, Madras.

Sir,

The Block No. 10 Market Ward Town Planning Scheme sanctioned in G.O. No. 1304 P.H. dated 26-6-1928 has been modified and will be placed before the meeting of the Municipal Council in January next. I hope to be able to submit the modified scheme to Government by the end of February 1934.

Your obedient servant

Chairman, M. C.

L.S. & (B.H.)

93/203

C.No. 50713 from the C.M.C Mangalore

W. No. 70 dt 11-12-1933
33-34

21/3

Subject: Town Planning – Mangalore municipal council – modification of Block No. 10 Market Ward T.P. Scheme

Memo. No. 50713-1 Eqn.HR 30 3/34

The C.M.C Mangalore is requested to say when the modified scheme in respect of Block No. 10 Market Ward may be expected to reach Govt

no
15-3-34

To

The C.M.C
Mangalore

Dpd. by Van / Pos / Peon
Dpr. 81
Date 21/3/1934

DEPARTMENT. 3/

C.F. 30.

Received ... SECRETARY TO GOVERNMENT 18 APR 1934 LOCAL SELF-GOVERNMENT DEPARTMENT ... 19

Registered 17061 19 -.034

Subject.

Town Planning - Mangalore Municipal Council

Modification of Block No. 10 Market Ward - Town Planning Scheme - Memo No. 50713-1/E2 P.H. dated 20th March 1934.

ENCLOSURES.

No. .....

.....

Spare copies .....

W No. 21/34-35

Station Mangalore, Dated the 12th April 1934.

From (Name) M.R.Ry. K. Vittal Shetty, Avl.,

(Designation) Chairman, Municipal Council, Mangalore.

To The Secretary to the Government of Madras,.

Local Self Government Department.
Fort St. George, Madras.

Sir,

The modified Town Planning Scheme in respect of Block No. 10 Market Ward has been submitted to Government this day through the Director of Town Planning.

Your obedient servant,

Chairman, M. C.

L. S. 2(P.H.)

The receipt of the Scheme sent through the D. of T. P. may be awaited till 12-5-34

27-4-34

4

L. S. G. (P.H.)

No. 17061 from the C.M.C. Mangalore

W. No. 21 — of 12-4-1934
34-35

16/
26/5

Subject — Town Planning — Mangalore
Sub-division — Modification of Block
No. 10 Market Ward Scheme

Memo. No. 17061-1 D/P H
25-5-34

The D. T. P. is requested
to note that the modified
T. P. Scheme in respect
of Block No. 10, Market Ward
Mangalore, which, it
has been submitted
through him by the C.M.C
Mangalore on 12-4-1934
may be approved &
need be forwarded.

To
The D. T. P.
(Thro')

23-5-34

23/5

Van
Dpd. by Post
Messenger.

Dpr. No. 689

Date 28/5/1934.

Call No.
IR 12-7-34

23-5-34

C.F. 30.

Local Self Government **DEPARTMENT.**

Received ..... 19 *Registered* 19

93047

Subject.

Town Planning - Mangalore Municipal Council - Modification of Block 10 Market Ward Scheme.

ENCLOSURES.
No. .....
.....
Spare copies .....

No. 864 D.T.P.

Station Camp - Ootacamund *Dated the* 4th June 1934

From (Name) R. Dann Esq., F.R.I.B.A., M.T.P.I.,
(Designation) Director of Town Planning, Madras.

To The Secretary to the Government of Madras,
Local Self Government Department.

Sir,

With reference to Government Memorandum No.17061-1/D-1/P.H., dated 25th May 1934, I have the honour to state that the scheme is under consideration and will be submitted to Government within a few days.

I have the honour to be,
Sir,
Your most obedient servant,

Director.

C.F. 30.

6

DEPARTMENT.

Received ... 9-JUN1934 19 ... Registered ... 3717 ... 19

Subject.

Town Planning - Mangalore Municipal Council - Modified Town Planning Scheme for Block No. 10 Market Ward - Submitted.

ENCLOSURES.

No. .....

....

Spare copies .....

W No. 21 / 34-35

Station Mangalore, *Dated the* 12th April 1934.

From (Name) M.R.Ry. K. Vittal Shetty, Avl.,

(Designation) Chairman, Municipal Council, Mangalore.

To The Secretary to the Government of Madras,

Local Self Government Department.
Fort St. George, Madras.

Sir, Through:

The Director of Town Planning,
Chepauk, Madras.

Sir,

The original scheme having found to be too costly the Council in its resolution No. 14 dated 3-2-1930 decided to abandon the scheme and requested Government to sanction the diversion of the funds earmarked for the purpose. This was declined by Government in G.O.No. 1299 Mis.P.H. dated 26-5-'30 and the Council was requested to modify the scheme in consultation with the owners of the sc heme area. But the various attempts that were made from time to time to modify the same in consultation with the owner of T.S.No. 186 of Market Ward

have consistently failed.

The following amendments are found necessary to make the scheme less costly. It is therefore requested that Government may be pleased to order the said amendments to be notified under sub-section 2 of section 15 of the Town Planning Act.

A copy of the resolution sanctioning the modified scheme is enclosed.

Your obedient servant,

Chairman, M. C.

Forwarded. D.T.P's office.

The Chairman submits to Government certain amendments to the sanctioned scheme which he wants Government to sanction under section 15(2) of the Act.

2. The proposal is to open one road through the block, acquire a site for town hall or other public purposes and also a frontage on proposed road and a frontage on Market Road for shop sites. The scheme sanctioned in G.O.No.1304 P.H., dated 26th June 1928 and notified in the Fort St. George Gazette on 3rd July 1928 provided for acquisition of a larger block and opening of two roads.

3. The acquisition provided for in scheme should have been completed before 3rd July 1931 to take advantage of provisions of Town Planning Act. This had not been done owing to high market value as fixed by the Arbitrator.

4. Even if the scheme is varied under Section 15(2) of the Act, the acquisition will have to be done under the Land Acquisition Act only for the above reason. The net cost is put ~~up~~ at Rs. 15,000/- and it is questionable whether it is worth the price. The tangible advantages are (a) a site of nearly 1½ acres for public buildings, (b) a direct approach to the Municipal market which is, I consider, very desirable, and (c) the widening of a short section of Market Road and (d) the removal of a collection of kutcha

kutcha and untidy buildings from a prominent site in the centre of the town.

5. I expect to visit Mangalore early in July and will examine the ~~examine~~ scheme again. In view of the fact that the three years time limit for acquisition has already expired ~~there~~ there is no need for Government to take immediate action and I will therefore report again after my visit.

D.T.P.

To

The Secy to Govt, L.S.G.Dept.

D.T.P. No. 896/34

8/6/34.

Amendments proposed:-

1. In Clause 2 "Scheme" will mean the Modified Town Planning Scheme for Block No. 10 Market Ward.

   'Map' means the revised Map attached to this scheme.

2. Schedules II, III and IV means the revised schedule attached to this scheme.

3. In Clause 12(~~3~~ (e)) substitute 5 ft to 10 ft.

4. Add Schedule V at the end.

Chairman, M. C.

No.....

Extract from the Proceedings of the Mangalore Municipal Council, dated 28th March 1934.

PRESENT:-

x x x x

9. Read Government Memorandum No. 50713-1/E&-P.H., dated 20th March 1934 on the subject of Block No. 10 Market Ward Town Planning Scheme and the Town Planning Committee's remarks thereon.

The Scheme as modified is approved and will be submitted to Government.

x x x x

/ TRUE COPY /

Municipal Office,
Mangalore, 12-4-'34.

Chairman, M. C.

S C H E D U L E I I.

Debits.	Rs	Credits	Rs
1. Acquisition of lands buildings. etc.,		1. Government grants.	
1) For Roads & Lanes.) For other purposes.)	Rs 19300/-	2. Contribution from:-	
2. ~~In~~Improvements:-		a)Government Dept.	
1) Raising level.	100/-	b)Other local authorities.	
2) Forming Roads.	1000/-	c)Private persons.	
3) Culverts.	500/-	3. Sale proceeds of sites & Buildings.	Rs 6000/-
4) Drains.	200/-	4. Amounts debitable to:-	
5) Lighting.	100/-	a)Elementary Education fund of the ------- Municipality.	
6) Water supply.		b)The Water supply & Drainage Fund.	200/-
7) Latrines.		c)Enterprises fund.	
8) Schools.		d)Lighting Fund.	100/-
9) Markets, etc.		5. Other itmes(Trees & other materials).	400/-
10) Other works.	100/-		
3. Compensation for injurious affection.			
4. Miscelleansous.			
1) Cost of preparation of scheme including special surveys.			
2) Cost of arbitration, Etc.			
3) Legal expenses.			
4) Contingencies.	100/-		
	21400/-		6700/-
		Net capital cost Rs	14700/-

CHAIRMAN, M. C.

SCHEDULE III.

List of new stredts and widenings of existing streets.

Distinguishing letter.		Situation.	New Street or Widening.	Length of Street.	Width of Street.	Distance of building line.		Width of metalling	Remarks
A	A	Block No.10 Market Ward	New Street.	328	30	5 ft v from the Street alignment.		20	--
B	B	-- do --	Widening.	190	Average 7	-- do	--	--	--

CHAIRMAN, M. C.

13

Schedule IV.

LANDS PROPOSED TO BE RESERVED UNDER THE SCHEME.

Locality	Reference to marking on Map.	Approximate Average.	Purpose for which the area is to be reserved.	Present use.	Remarks.
Block No.10 Market Ward	C	61940 Sq ft.	Town Hall or other public buildings.	A Miscelleanous assortment of buildings.	
	D	5400 Sq ft.	For shops.		
	E	4610 Sq ft.	For Shops.		
	New Street and widening. Schedule III.	11470 Sq ft.			
		83420			

CHAIRMAN, M. C.

14

Schedule V.

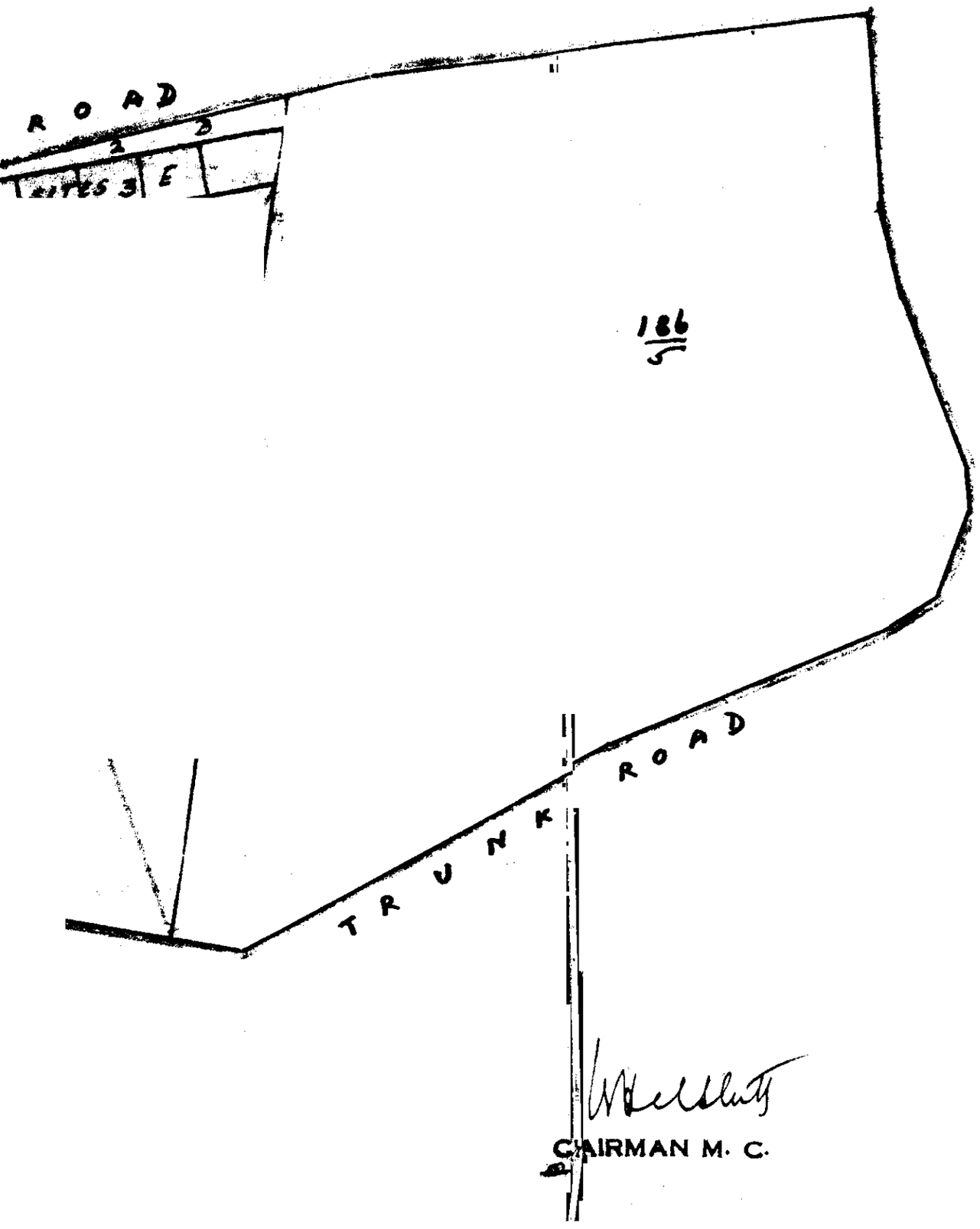
LANDS PROPOSED TO BE ACQUIRED FOR THE SCHEME.

Purposes for which to be acquired.	S.Numbers affected.	Discription.	Name of Owner.	Boundaries.	Extent in Sq.ft.	Remarks
For a New Road.	186/1	Dry.	Miss Mary Matilda Coelho.	N 185/3 E 186/1 S Road. W 185/3.	6280	
For widening the Road.	186/2	Dry.	-- do --	N Road. E 186/5 S 186/4 W 185/3	1330	
For Shop Sites.	186/3	Dry.	-- do --	N 186/2 E 186/5 S Road. W 186/1.	4610.	
For Public Purposes.	186/4	Dry.	-- do --	N 186/3 E 186/5 S Road. W 185/1	61940.	
For a New Road.	185/3	Dry.	Jakappa and Chandramma.	N Road. E 186/1 S 185/1 W 185/1	3560.	
For Shop Sites.	185/2	Dry	-- do --	N Road. E 185/1 S 185/1 W 185/1	5400.	

CHAIRMAN, M. C.

185/1

MANGALORE TOWN
MODIFIED TOWN PLANNING SCHEME
FOR BLOCK NO 10 MARKET WARD
Scale 1" = 66'



CHAIRMAN M. C.

L. S. C (P-H)

C.W. 23717 from the C.M.C. Mangalore
W- No. 21 dt 12-4-1934
34-35

Endg. No. D.T.P. No. 896 dt 8-6-34

Subject - Town Planning - Mangalore
Mod. - Modification of
the Block No. 10. Market
Ward T.P. Scheme.

Memo. No. 23717-1 DIP.H
31-8-34

The attention of
the D.T.P. is invited
to para 5 of his endorse-
ment read above
and he is requested to
state whether he has
since visited Mangalore and
if so, when the further
report promised by
him may be expected
to reach this office.

Dpd. by Van / Post / Messenger 2
Dpr. 89
Date 3/9/1934

To
The D.T.P.
with the C.M.C.
Mangalore.

29-8-34

T.R.II-10-34

C.F. 32 (a).

In reply, please quote number, date and short title.*

Town Planning DEPARTMENT.

Received ..... *Registered* .....

From (Name) R.Dann Esq., F.R.I.B.A., M.T.P.I.,

(Designation) Director of Town Planning, Madras.

Post Box ....., (Station) Chepauk

Telegraphic Address .....

To

The Assistant Secretary to Government,
Local Self Government Department.

Sir,

D.TP. No 1456/34, dated 5th September 1934

* Ref. ~~Your~~ Govt.Memo.No.23717-1 D-1 P.H. dated 31st August 1934 re. Mangalore Municipality - Modification of Block No.10 - Market Ward T.P.Scheme.

I have not yet been able to visit Mangalore but expect to do so shortly and will reply on my return.

Director of
Town Planning.

Enclosures .....

.....

.....

Spare Copies .....

L.S.G.(P.H.)

R.D 11-10-34 11-9-34

73/7/12

2. S. 5(N

Ref. agnl memo No. 23717-1 DIP H dt 31-8-34

cn. 35851 from the D.T.P. No. 1456/34 dt 5-9-34

Late 8-12-1934.

Subject — Town Planning — Mangalore Mul. Pl. — Modification of the Block No. Market Ward T.P. Scheme

Memo No. 35851-1 DIP H 7-12-34

The D.T.P. is requested to state whether he has since visited Mangalore and, if so, when his final report on the above subject may be expected to reach this Govt.

To

The D.T.P. Mangalore

No. 6-12-34

Call moved 16-1-35

C.F. 30.

Local Self Government **DEPARTMENT.** MS 3/1

Received ... 19 — DEC 1934 — SECRETARY TO ... LOCAL SELF-GOVERNMENT DEPARTMENT

Registered 052933 19

Subject.

Town Planning - Mangalore Municipal Council - Modification of the Block No.10 Market Ward Town Planning Scheme.

L. Sc (P.H.)

To D.T.P. may be requested if necessary early in March 1935

17-1-35

D.T.P. No. 2054/34.

Enclosures.
No.
Spare copies

Station Madras, *Dated the* 22nd December 1934

From (Name) R. Dann Esq., F.R.I.B.A., M.T.P.I.,
(Designation) Director of Town Planning, Madras.

To The Secretary to the Government of Madras,
Local Self Government Department.

Sir,

With reference to Government Memorandum No.35851-1 D.1. P.H., dated 7th December 1934, I have the honour to state that I have not yet been able to visit Mangalore but hope to do so early next year.

R Dann

Director of Town Planning,
Madras.

L.S.G. (P.H.) Deptt

C No 52933 from the D.T.P. Madras, No. D.T.P 2054/34
dated 22.12.'34.

Town Planning - Mangalore M.C.L.
Modification of the Block No. 10. -
Market Ward Town Planning
Scheme.

Memo No 52933-1 Dl-P.H. dt 16.4.35

The attention of the
D.T.P. Madras is invited to his letter
read above and he is requested to
state whether he has since visited
Mangalore & if so when. his
final report on the above Subject
may be expected / be received by the Govt.

24/4

25/4

The D.T.P
Madras.
Copy to C.M.C.
Mangalore

Call noted
I R. 28-5-35

Dpr.'s Initials. BG
Date 27.4-103 S.

D.T.P's office.

(after inspection)

On further examination of the scheme as revised it is realised that the bulk of the cost of the scheme must be charged against item (a) in para 4 and it is questionable if it is worth it.

2. The total area proposed to be acquired is 83,420 sq.ft. of which 75 % is reserved for item (a). The total cost of acquisition is put at 19,300 of which rather less than 75 % should be charged against (a) as the 19,300 includes some bazaar frontage. For the sake of arriving at a balance sheet it is suggested that Rs.2,500/- of the acquisition should be charged against the bazaar widening &c. On this basis the amount to be charged against the Town Hall site will be about Rs.12,750/- which is only about Rs.2,000/- less than the net cost of the scheme.

3. I suggest therefore as an alternative that the land for streets and shops only be acquired, additional land for shops being secured on the frontage of the new road. The balance sheet would then be as follows (accepting the figures in the balance sheet as submitted and the allowance of Rs.2,500/- for special compensation)-

Debits.

1. Acquisition	say, Rs.9,000	3. Sale of sites, and buildings	say, 10,400
2. Works	2,000		
4. Contingencies.	100	4. Debits	700
	Rs. 11,100		Rs.11,100

Net cost Nil.

4. I have adjusted the figures slightly in order to arrive at a balance but, unless the figures are radically at fault it would appear as though the scheme could be carried out without serious loss (if any) or even at a profit.

5. With respect to the Town Hall site I suggest for consideration of Government the possibility of assigning

a triangular site at the north end of the Maidan as shewn in plan B.P. / D.T.P. 2/35-36. sent herewith. This site is of little value for recreational purposes and a decent building on the site would not be detrimental to the amenity of the area but rather the reverse. At the present time the Maidan is frequently disfigured, I believe, by the kutcha erections of travelling cinema and theatrical companies and variety performances as well as for public meetings, concerts and lectures, and if a Town Hall is built it should be so designed that it could be let for theatricals and cinemas and so avoid this periodical disfigurement. It would thus be a source of income to the Municipality. It is particularly desirable that on the West Coast, where the weather is more rickie, kutcha buildings should be eliminated as far as possible for such purposes.

To
The Secy. to Govt
L.S.G.Dept.

D.T.P.No. 1109/35
27/5/35

C.F. 30.

Local Self Government **DEPARTMENT.**

Received 8-MAY 1935 19 *Registered* 19

1936

Subject.

Town Planning - Mangalore Municipal Council - Modification of the Block No.10 - Market Ward T.P.Scheme.

ENCLOSURES.
No. .....
.....
Spare copies .....

D.T.P No. 871/35

Station Madras ., *Dated the* 4th May 19 35

From (Name) R.Dann Esq.,F.R.I.B.A.,M.T.P.I.,
(Designation) Director of Town Planning,Madras.

To The Secretary to the Government of Madras,
Local Self Government Department.

Sir,

Ref; Govt.Memo.No.52933-1 D.1 P.H. dated 26th April 1935.

The reference from the Council on the above subject together with connected schedules and map may kindly be sent for my reference and report.

I have the honour to be,
Sir,
Your most obedient servant,

for Director of
Town Planning.

2. S. Records

CNo. 1936/ From the ~~D.T.P.~~
No DTP. F71/34
4.5.35

Subject. Town Planning –
Mangalore Municipality –
Block No. 10 Market
Ward ~~T.P.~~ Scheme –
Modifications.

CM. 1936/1. DI. DTP. dt 14/5/35

The letters received from the C.M.C. Mangalore on the subject mentioned above together with the connected schedules and map are ~~forwarded~~ forwarded to the ~~D.T.P.~~ He is requested to return them with his reply.

Dpd.
Dpt. BG
Date 15/5 1935.

attended 15/5/35

15/5

The ~~D.T.P.~~ with
4 pps & 20
as originally

Collated
IR. 15.6.35

W. 23717/34 L.S.C (B-H)

Subject — Town Planning - Mangalore municipal council — Modification of Block No. 10 Kankar Ward T.P. Scheme.

Please see the remarks of the D.T.P. in para 5 of the endorsement on page 1 of the above. He may be requested to examine the Scheme again after his visit to Mangalore and reminded of his recommendations at his earliest convenience reminded again on 25.7.34 if the further report promised is not received by that date

20-6-34

21.6.34

The D.T.P. may be requested to say when he actually visited Mangalore and if so, when the further report promised by him may be expected to reach this office.

16-8-34

18.8.34

Please see the notes and minutes
below. The draft memo below
for approval

29-8-34.

dft No. 23717 - 1 Drl. Hd. 31-8-34 . p 1 & 6 of.
CNo. 19361 from the D.T.P. No. 871/35 dt 4-5-35 p 21 of
~~Please see CNo 82933 - a Notice~~
~~thereon, on pp 19 to 20 of~~. Please see the D.T.P's letter
~~dt reply~~ ~~to above~~ on p 21 of. the Current
files may be sent to D.T.P. for ~~reference~~
& reference ~~& record~~.

A draft memo is placed below
for approval.

6/5

11/5/35

CNo 21960 from the D.T.P. No. 11098/27 5/35.
the comments of the Secretary
on the first proposal by the
Council is on pages 9-14 of.
Please see the remarks of
the D.T.P. on pages 21-22 of
A copy of the Scheme as
revised after representations
not been submitted. The
remarks of the D.T.P. require

further modifications to the scheme. The financial aspect has been changed to a great extent. ~~and~~ As the rent now has been reduced from Rs 14,700 to Rs nil. The remarks of the D.T.P. may kindly be communicated to the mill owners as it may be asked to show whether it agrees to the suggestions contained herein and it is to submit suitable variations to the scheme through the Director and the D.T.P. for necessary action under Section 15(2) of the Act ~~as amended~~ after the

2. As regards the assignment of land for a Town Hall the Council may be asked to address Govt Separately in the matter, through the Director.

3 The matter is laid before the Govt for approval.

Draft
17/6
20/6
22/6/76

To D, T & P

11-6-76
12/6/76

Order of the Hon'ble Minister

28

L.S. (P.H.)

W. 23717/34 from Dte Comte Mangalore

W. No. 21 / 34-35 of 12-4-34

Endg. to D.T.P. No. 896 of 8-6-34

6/9/7

21960/35 from the D.T.P. No. 1109 of 27/7/35

7/8/7

4/8/7

Subject. Town Planning — Mangalore — Block 10 market ward I — Variations called for.

Order No. 1719 PH dated 9-7-35

The remarks of the D.T.P. in his letter No. 1109/35 dt 27-5-35 are communicated to the Mangalore Municipal Council and it is requested to state whether it agrees to the suggestions contained therein and if so, it is requested to submit

suitable variations
to the Scheme through
the Collector and the
D. T. P. for necessary
action by Govt.
under Section 15(2)
of the T. P. Act &
2 As regards the
assignment of land
to a Town Hall the
Council should address
Govt. separately as
the matter Temporary
the Council.

11-6-35
13-6-35

Already
Principle accepted
G.O. 2274 Rev dt 24
(11)
action taken
11-9-35

Council
9-9-35

11/7.

To
The Commr. Mangalore
(This is one
Mangalore,
(with remarks of
D T P no. 1169
dt 27-5-35)
The Collector of S. Kanara
(with remarks of
D. T. P.)
D T P.